

Village of Goodfield
Village Code Review Committee Meeting
October 09, 2023 @ 7:00p.m. at Village Hall

Village Code Review Committee Meeting was called to order by Chairman Hank Melton at 7:00p.m. Committee members present: Hank Melton, Roger Mullins & Terri Kuebler. Also present were: Village President Jim Edwards, Attorney Mike Gifford, Trustee Terry Nohl, Public Works Administrator Nohl and Clerk Sheri Martin.

The purpose of the meeting was to have discussion on possible revisions to Chapter 8 &10 of the Village Code and possible addition of wind energy to the Village Code.

Possible Revisions to Chapter 10

PWA Nohl reviewed possible changes to Chapter 10. Fee structure for RIII was discussed. Building permit cost would be \$2,000 and inspection deposit fee is \$1,000. Tap on fees for water for RIII will be \$2,000 for 4 units and \$200 additional fee for every unit over 4. Sewer rates will be the same as water rates.

There is no fee structure or language for RII. Duplex would only have as many inspections as a residential home. It was suggested that we separate out RI & RII, RIII, Business/Commercial, Industrial, Misc. Construction Business/Commercial, Addition and Accessary.

There was discussion about temporary or permanent pools.

Planning Commission and Board of Appeals duties were discussed.

There was discussion on whether or not shouses (shed houses) should be allowed. Concensus was that the dwelling should be constructed with like materials to the homes within the vicinity of the proposed location. Metal or asphalt shingles may not be used as siding. Attorney Gifford will fine tune the wording for 8.901(a) #6.

Attorney Gifford asked about policy issues – Does Goodfield want RIII apartments? This should be addressed before the details are made. A concern with the RIII that was previously going in was that it would turn into low income housing. If a developer is putting a large amount of money into the apartments he will be charging a lot more for rent, basically pricing it out of low income bracket. Details to discuss would be density, construction technique, lot set back /size, parking spots per unit, masonry brick on front of building, etc.

Senior citizens complex was discussed. Anyone would need a variance or special use for this.

Engineer Yockey recommended to PWA Nohl that changes to RIII zoning should be separated out.

The concensus of the committee is to do an Ordinance for changes that had been previously discussed but to wait on other changes until after the Comprehensive Plan is completed for any other changes.

Wind Energy

PWA Nohl passed out El Paso's Wing Energy Code. PWA Nohl was contacted by an environment person from CNH wanting to put up wind trees. Discussion was if the Village should allow it but restrict it to Business/Commercial and Industrial or possibly not within so many feet of residential property. Since there is nothing in the code for wind energy could CNH just ask for a Special Use? Questions were asked:

1. Is there a commercial service available to measure noise?
2. Are they tying to the grid or their own facility?

PWA Nohl will try to get more information from CNH.

At this time the committee does not want to add wind energy to the code. But the following changes will be made: Article VII will be renamed Passive Energy and put in the code that wind energy is not allowed. If someone wants it they will need a Special Use permit.

Motion was made by Kuebler, seconded by Mullins to adjourn meeting. Meeting adjourned at 8:44pm.

Respectfully Submitted,

Hank Melton
Village Code Review Chairman